



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Public Hearing for a Subdivision

Ivy 12 Sammamish Subdivision - PLN2009-00004

Project Description: The applicant is proposing to subdivide a 2.51 acre property into 12 single family lots; the subject property is located to the west of 248th Avenue SE, at the intersection of SE 17th Place. The lots will be accessed via a road connecting to 248th Avenue SE. The subject site is constrained by two on-site wetlands, and wetland buffers from adjacent off-site wetlands.

The applicant (Baima & Holmberg) applied for the above project on **January 09, 2009**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on January 27, 2009. On February 10, 2009, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **February 10, 2009** through **March 03, 2009**. This Notice of Public Hearing was issued on **April 01, 2010** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The City has recommended that the project be **Approved with Conditions**.

Applicant: Baima & Holmberg
Public Comment Period: February 10, 2009 through March 03, 2009
Project Location: XXX 248TH AVE SE, Sammamish, WA. 98075
Tax Parcel Number: 0224069066

Existing Environmental Documents: Site plans by Baima & Holmberg, received 1/9/09; Traffic Impact Analysis, by Traffex, dated received 1/9/09; Level 1 Downstream Analysis by Baima & Holmberg, received 1/9/09; Critical Areas affidavit, dated 1/17/08; Critical Areas Study by Altmann Oliver Associates, received 1/9/09; TIA by Traffex, dated 12/21/2009; Revised Drainage / Utility Plan by Baima & Holmberg, received 12/23/09; Response Letter by Encompass, dated 12/22/09

Other Permits Included: Future ROW use permits, Plat Construction permits, Single Family Building permits

SEPA Review: The City of Sammamish issued a Mitigated Determination of Non Significance for this project on February 24, 2010

A Public Hearing will be held at:

Date of Hearing: April 15, 2010
Time of Hearing: 5:00 pm
Location of Hearing: 801 - 228th Ave SE (Executive Conference Room)

Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.